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**CITY OF KANNPOLIS, NC**  
**PLANNING AND ZONING COMMISSION**  
**Minutes of Regular Meeting**  
**May 4, 2016**

The Kannapolis Planning and Zoning Commission met on Wednesday, May 4, 2016 at 6:00 PM in the Laureate Center at 401 Laureate Way, Kannapolis, North Carolina.

**Commission Members Present:** Chairman David Baucom  
Chris Puckett  
Bob Caison  
David Steele  
Alan Overcash

**Commission Members Absent:** Vice Chairman Scott Trott  
William Cranford

**Visitors:** None

**Staff Present:** Zachary D. Gordon, AICP, Planning Director  
Ryan Granata, AICP, Senior Planner  
David Jordan, IT

**Recording Secretary:** Pam Scaggs

**CALL TO ORDER**

Commission Chairman David Baucom called the meeting to order at 6:00 P.M.

**ROLL CALL AND RECOGNITION OF QUORUM**

Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized.

**APPROVAL OF AGENDA**

Chairman Baucom asked if there were any changes to the agenda and hearing none approved the agenda.

**APPROVAL/CORRECTION OF MINUTES**

Chairman Baucom requested a motion to approve the March 2, 2016 minutes which was made by Mr. Steele, seconded by Mr. Caison and the motion was unanimously approved.

**Comprehensive Plan Presentation and Discussion**

Planning Director Zac Gordon took a moment to introduce Ryan Granata to the Commission explaining that Ryan was hired as a Senior Planner. The Commission welcomed Mr. Granata.

Mr. Gordon gave a PowerPoint presentation which provided an overview of the Comprehensive Plan ("Comp Plan"). He explained the importance of having a comp plan stating that State statute NCGS 160A-383 requires that all zoning must be "in accordance with a comp plan". Mr. Gordon further stated that rezoning actions must be accompanied by a "consistency statement" and that the statement must describe how the action is or is not consistent with the Land Use Plan as well as to explain why the action is reasonable and in the public interest.

Chairman Baucom asked for further explanation regarding the Statement of Consistency. Mr. Gordon provided explanation which was followed by additional discussion and questions before Mr. Gordon continued with the PowerPoint presentation.

1 Mr. Gordon stated that the purpose of the Comp Plan is to provide policy guidance for the future growth  
2 and development of the City of Kannapolis. He highlighted several areas the Comp Plan will address and  
3 provided detailed explanation on each area. Mr. Gordon stated that the current 2015 Land Use Plan, which  
4 was adopted in July 2004, will continue to serve as the City's primary document for guiding future land use  
5 and development until a new plan is adopted by the City Council.  
6

7 Mr. Gordon explained the function of the Comp Plan stating that it will serve as the basis for all land use  
8 and development regulations for the City, including the Unified Development Ordinance ("UDO"); that it  
9 provides guidance for infrastructure and capital planning decisions and that it is the foundation for all other  
10 long-range plans prepared by the City or its consultants. Mr. Gordon added that having a Comp Plan is  
11 important in soliciting grant funding from public, private and non-profit entities and provided some  
12 examples.  
13

14 Mr. Gordon detailed the outline of the Comp Plan highlighting the importance of public engagement. He  
15 stated that a "Plan is only as good as the input received from the community". He then provided a timeline  
16 for the work to be completed and made himself available for questions.  
17

18 Chairman Baucom asked what involvement the Commission should expect to have with respect to the  
19 Comp Plan? Mr. Gordon responded that a Comp Plan Update will become a routine topic of discussion in  
20 regularly scheduled Commission meetings for the foreseeable future and that they will also be asked to  
21 participate in meetings where public input is being solicited. Chairman Baucom stated that he feels joint  
22 meetings with City Council are helpful to ensure that the same goals are being shared and asked if there are  
23 plans to hold joint meetings? Mr. Gordon responded that joint meetings will be scheduled if warranted.  
24

#### 25 **PLANNING DIRECTOR UPDATE**

26 Mr. Gordon provided information on the June Commission agenda.  
27

28 Chairman Baucom asked the status of the appeal of case Z-2016-01? Mr. Gordon responded that the City  
29 Council also approved the case so it will be moving forward.  
30

31 There was discussion regarding pending City development. Mr. Gordon provided an update on the  
32 downtown development plan including streetscapes. Mr. Puckett asked if there has been any interest in the  
33 downtown development? Mr. Gordon responded "yes" but that nothing has been submitted to date.  
34

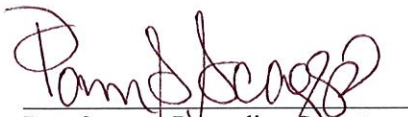
#### 35 **ADDITIONAL ITEMS:**

36 Mr. Puckett stated that he read where D.R. Horton purchased property on Kannapolis Parkway and asked  
37 if Planning knew anything about that purchase? Mr. Gordon responded that he was not aware of any  
38 projects submitted by D.R. Horton.  
39

#### 40 **ADJOURN:**

41 There being no further business, questions or comments, the meeting adjourned at 7:15 PM on Wednesday,  
42 May 4, 2016.  
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47 David Baucom, Chairman  
48 Planning and Zoning Commission

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51 Pam Scaggs, Recording Secretary  
52 Planning and Zoning Commission